

Site & Compliance Information

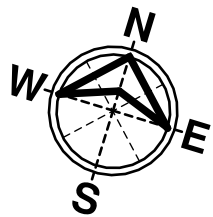
LGA: Canterbury-Bankstown Council
Zoning: R2 Low Density Residential
MAXIMUM FSR: 0.55:1 or 220.77m ²
PROPOSED FSR: 0.52:1 or 209.18m ²
Maximum Height Of Building: 8.5m
Lot Size Map: 460sqm
Maximum Site coverage: 60%
Proposed: 197.8m ² or 49.28%
Maximum Building Footprint: 300m ²
Proposed Building Footprint: 197.8m ²
Minimum Deep Soil Area: 15%
Proposed: 101.34m ² or 25.25% (minimum 2.5m calculation area)
Ashbury Heritage Conservation Soft Landscaping Area:
Minimum: 100.34m ² or 25%
Proposed: 101.34m ² or 25.25% (minimum 2.5m calculation area)
Minimum Front Setback: 5.5m
Minimum Side Setbacks: 0.9m
Minimum Rear Setback: 6m
Impervious Surface Area:
278.55m ² or 69.39%
Ashbury Heritage Conservation Private Open Space:
Minimum: 35% or 140.49m ²
Proposed: 37.75% or 151.54m ²

Proposed Gross Floor Area

Existing Ground Floor Area	67.43 m ²
New Lower Ground Floor Area	66.64 m ²
Existing Shed	14.34 m ²
New First Floor Additon	60.77 m ²
Grand total	209.18 m ²

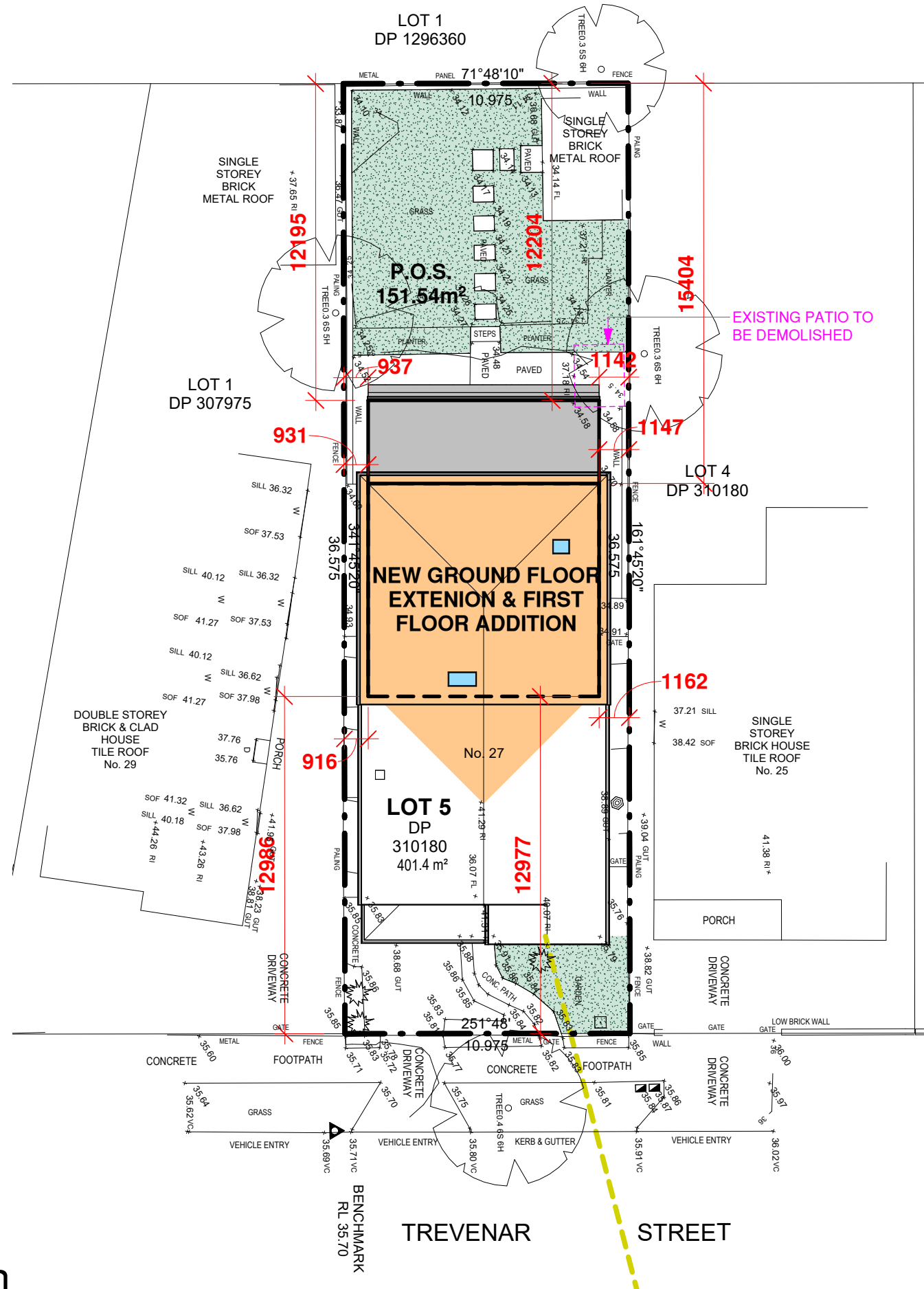
Gross Building Area

Existing Ground Floor Area	76.11 m ²
Existing Porch	7.46 m ²
New Lower Ground Floor Area	71.43 m ²
New Alfresco	28.46 m ²
New First Floor Addition	68.11 m ²
New First Floor Stair Void	4.79 m ²
Existing Shed	14.34 m ²
Grand total	270.70 m ²

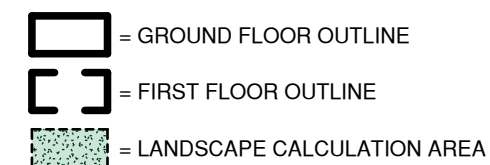


Site & Landscape Plan

1 : 200



Site Legend



Alterations & Additions

At: 27 Trevenar Street,
Ashbury

For: Brett Guerin & Monika Drankowska

Development Application & Construction
Certificate

True North Design & Drafting Pty Ltd
design@truenorthdd.com.au
www.truenorthdd.com.au

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Scale: As indicated

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Date: 12/04/2025

Drawing No:
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